

O.I.R.O. £495,000

Harbour Lights,  
Gorseness Road, Rendall, KW17 2HB

Harcus.





This striking two-bedroom property, complemented by a separate extensive building housing a café, is situated in a picturesque location on approximately four acres of land. It presents a unique investment opportunity for those seeking a versatile space. The residence itself features a delightful blend of modern comforts, creating a warm and inviting atmosphere for its occupants. With spacious rooms flooded with natural light, it serves as an ideal family home or a potential holiday retreat.

The existing café has the potential to remain a vibrant gathering spot, appealing to both locals and visitors. Additionally, the remainder of the building could be repurposed for various uses or simply utilised for storage.

The property's versatility, coupled with its idyllic surroundings, ensures that any vision for the future can be realised here. With its distinctive charm and myriad opportunities, this property is a rare gem waiting to be discovered by the right buyer.

The sellers are also open to considering offers for the purchase of the house, land, and building separately.





## Harbour Lights

The accommodation is a stunning and spacious two bedroom property with a large garden and an integral garage. The property enjoys spectacular views across the sea to Rousay, Egilsay and Wyre.

The interior is tastefully decorated, combining modern comforts with charming touches that reflect its serene surroundings. The living room features large windows that flood the space with natural light, offering a constant reminder of the breathtaking scenery just beyond. The kitchen is well-equipped, perfect for culinary enthusiasts eager to prepare meals with fresh, local ingredients. Both bedrooms offer a peaceful retreat and ample storage. The master bedroom boasts an en-suite shower room, providing a private sanctuary for relaxation.

The property features oak finishes throughout.

Outside, the large garden is a true oasis, perfect for enjoying the sea air and stunning views. Whether you're sipping your morning coffee on the patio or hosting a barbeque with friends, the outdoor space is ideal for both relaxation and entertainment. The property is not only a home but a gateway to exploring the rich history and natural beauty of the islands, making it a truly special place to live.







### Entrance Vestibule and Hallway

1.52m x 1.46m (4'11" x 4'9") +  
5.57m x 1.38m (18' 3" x 4' 6") approx.

The vestibule has an inner glazed door that opens into the hallway, which includes a walk-in airing cupboard and an under-stair cupboard, offering ample storage options. The carpeted staircase ascends to the living room, highlighted by a large picture window at the half turn.

### Utility room

3.35m x 1.70m (10'11" x 5'6")

The space is equipped with both floor and eye-level units, complemented by worktops, sink, and a drainer. Plumbed for a washing machine and a drier. Side external door and access to the garage.











### **Living room**

9.27m x 4.47m (30'5" x 14'8") at most

This stunning living room is bathed in natural light streaming through the large front window, allowing you to take in the beautiful views it offers. The room is carpeted and has a glass balustrade to the staircase. This living room effortlessly combines style and comfort, making it an ideal setting for entertaining guests or enjoying quiet moments.









### Kitchen/Dining room

6.80m x 4.45m (22'3" x 14'7")

This kitchen is designed with high-quality floor and eye-level units, complemented by a breakfast bar area. It includes an integrated fridge-freezer, dishwasher, and a double eye-level oven. There is ample space for a large table and chairs, providing an ideal setting for family meals. Large front-facing windows offer beautiful views, while patio doors open directly onto the patio, enhancing the space's appeal.







### **Master bedroom**

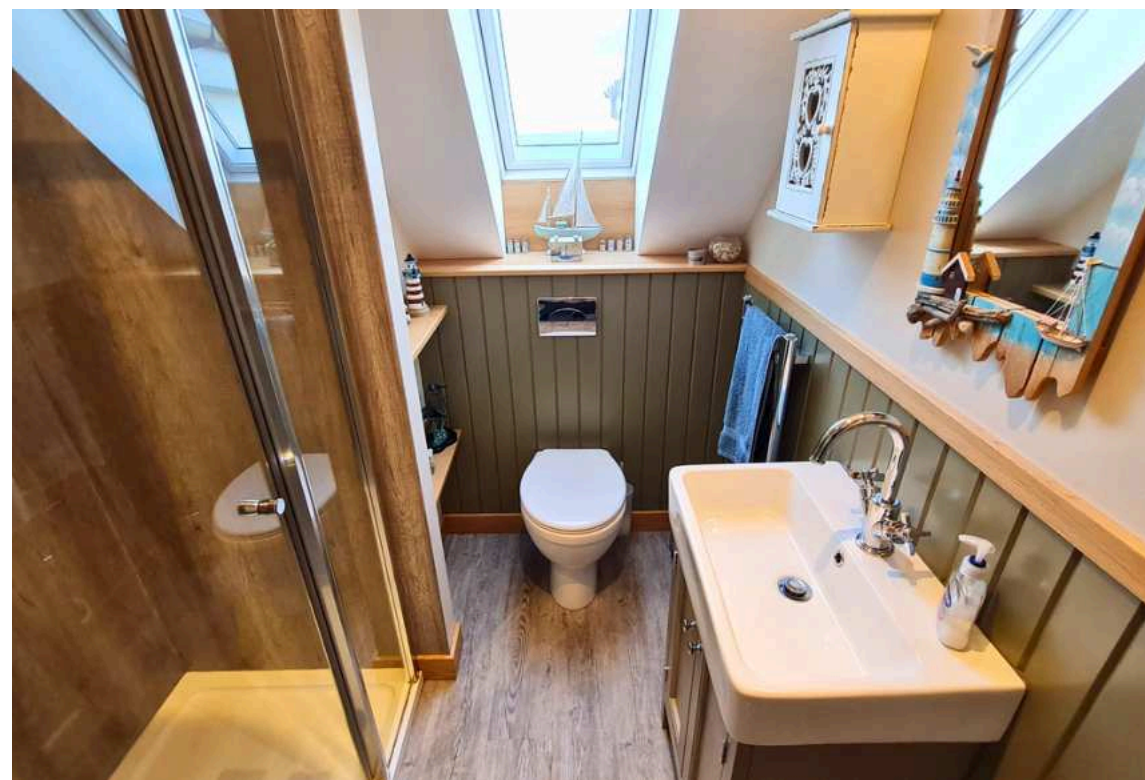
3.97m x 3.89m (13' x 12'9")

The master bedroom boasts stunning views of the sea and Tingwall pier. It is carpeted and includes a built-in wardrobe, as well as an extra cupboard for storage. Ample space for additional freestanding furniture.

### **En-suite**

1.98m x 1.86m (6'6" x 6'1")

Well appointed and fitted with a shower, W.C. and a wash hand basin integrated into a vanity unit. Velux window. Heated towel rail.







### **Bedroom 2**

4.91m x 3m (16'1" x 9'10")

This charming and generously sized double bedroom features a large window to the front of the property, providing an abundance of natural light. Equipped with a fitted wardrobe that includes hanging rails and overhead cupboards for optimal storage.

### **Bathroom**

3.16m x 2.83m (10'2" x 9'3")

This exceptional bathroom comes complete with a shower, wash hand basin, bath, and a W.C. Heated towel rail.







### **Garage**

6.12m x 3.35m (20' x 10'11")

Featuring an electric up-and-over door, the garage includes power, lighting, and water connections, as well as plumbing for a washing machine.

### **Outside**

The expansive garden features large lawns complemented by established plantings and wildflower meadows. A charming Indian sandstone pathway encircles the property, guiding you to a cosy, sheltered patio next to the kitchen, perfect for outdoor dining and entertaining.

On the upper side of the garden, there is a field that extends to roughly two and a half acres.

















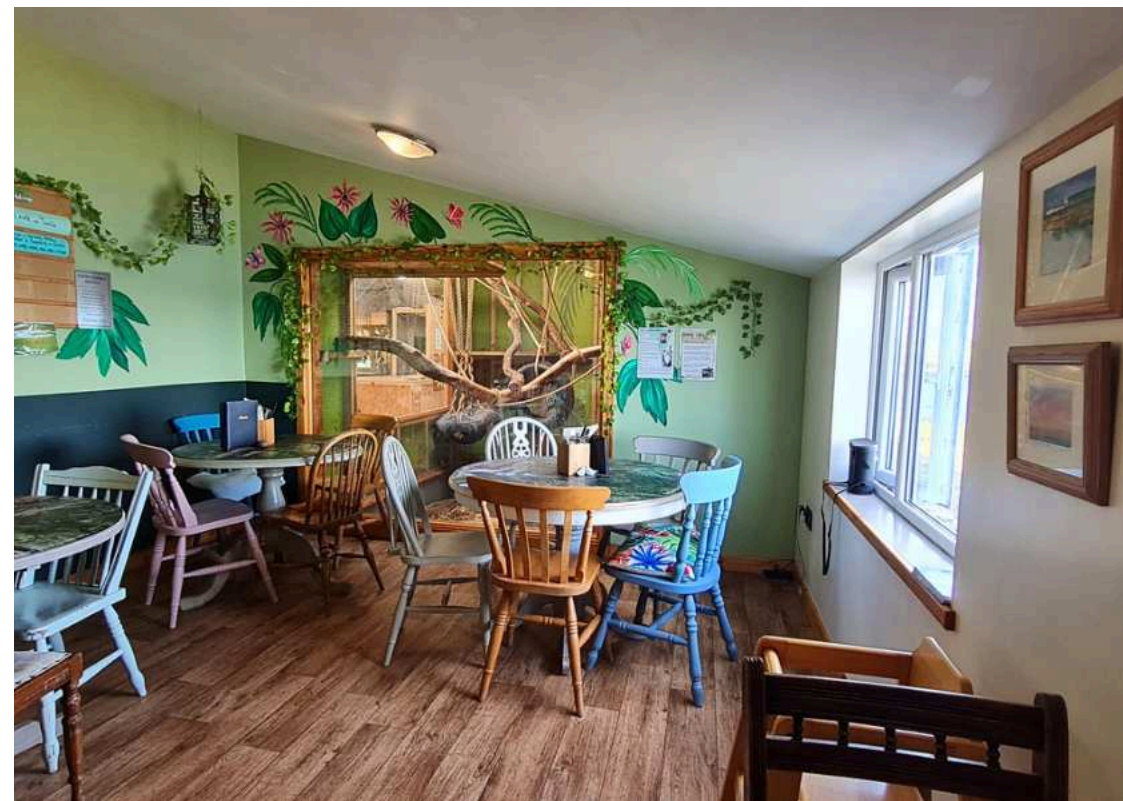


## Cafe

The established cafe boast windows that elegantly frame beautiful views to the sea. It can accommodate a minimum of 20 guests indoors and offers a menu featuring homemade delicacies and light lunches prepared from a variety of local ingredients. Patrons can enjoy their meals while taking in the stunning scenery indoors or choose to dine al fresco in charming picnic areas. This tranquil setting provides opportunities to observe local wildlife, including seals, orcas, and seabirds, as well as to appreciate the remarkable landscapes of Rousay, Wyre, and Gairsay.

The kitchen is fully equipped to fulfill all catering needs.

Additionally, the facility includes restrooms for both ladies and gents, as well as accessible amenities and baby-changing facilities.







## Building

The expansive split level building, previously operating as a wildlife centre, features an indoor garden and waterfall, making it ideal for various activities. The existing café area could continue to serve and you envisage extending this venture, and/or transform the building into a creative studio, or community hub, the possibilities are endless. For those with a penchant for hospitality, the combination of the scenic location and the well-appointed facilities provides the perfect backdrop for hosting events or alternatively, you may wish to simply utilise the building for storage purposes. The facility spans approximately 100 feet by 50 feet and is equipped with 22 solar panels that can generate up to 10 kW of power daily during the summer months.

Outside, there's a section currently used for animal enclosures, which could be transformed into a courtyard or repurposed for other diverse uses. Additionally, another building is situated at the rear of the property.

An extensive parking area accommodates numerous vehicles, enhancing accessibility.









Harbour Lights has an air to water heating with underfloor heating to the ground floor and radiators to the first floor.  
Oak finishes throughout.

**Services**

Mains services, Septic tank

**Council Tax**

Band E. This may be reassessed when the property is sold.

**Energy Performance Rating**

Band C

**Entry**

By arrangement.

**Price**

O.I.R.O. £495,000

**Interested parties**

Please note your interest to Harcus Law.

**Offers**

Written offers should be submitted to Harcus Law







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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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